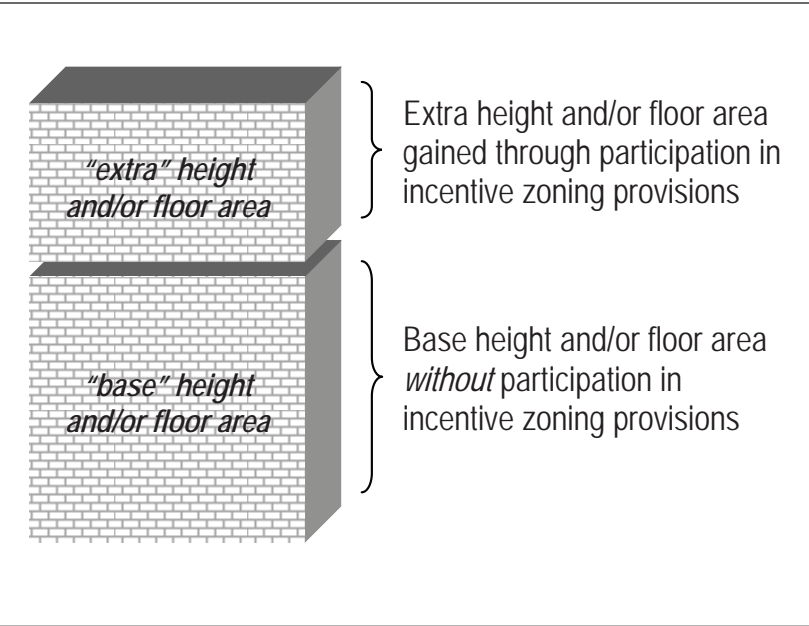


INCENTIVE ZONING IN SOUTH DOWNTOWN

Incentive zoning applies when an increase in development capacity is allowed and is sought by a developer in the form of additional height and/or floor area beyond what is otherwise permitted on a lot. The increase in capacity is achieved through developer participation in incentive zoning provisions in the Land Use Code. In many cases, the development must also conform to development standards that apply to taller or denser developments.



- As applied to South Downtown, incentive zoning provisions will:
- Provide opportunities for higher density in South Downtown neighborhoods;
 - Promote housing affordability;
 - Encourage the creation of new open spaces to serve additional population density and to offset impacts of larger structures;
 - Provide incentives and resources for the preservation and rehabilitation of historic structures in South Downtown;
 - Be voluntary so that an applicant may build to base development capacity without participating.

BACKGROUND

Incentives for density and height were amended in Seattle’s Downtown Code in 2006. At that time, the City Council and Mayor expressed the intent to expand incentive zoning provisions to more areas of the city consistent with the Seattle Comprehensive Plan. Housing Policy 31 of the Seattle Comprehensive Plan directs the City to

“Promote the continued production and preservation of low-income housing through incentive zoning mechanisms, which include density and height bonuses and the transfer of development rights...”

In 2006, the State of Washington enacted RCW 36.70A.540, explicitly authorizing affordable housing incentive programs. This law, as amended in 2009, expressly allows a jurisdiction to provide, among other things, a density bonus for residential, commercial or mixed-use development in exchange for the production of a certain quantity of affordable housing or payment in lieu.

In addition to affordable housing incentive programs authorized in RCW 36.70A.540, incentive zoning can be used to condition additional development capacity on the provision of various project features, and on voluntary agreements to provide for public improvements related to the additional development. Incentive programs may allow for either providing an improvement or making a payment that is used for an improvement to mitigate the impact. In order to provide a development incentive, the costs of performing the voluntary agreement would be less than the value of the added development capacity.

Overview of Terms

Development Capacity. This report uses “development capacity” to mean the extent of development that may be allowed on a parcel of land under applicable zoning, taking into account limits on height, floor area, and other parameters. This report is recommending that development capacity be increased in many areas of South Downtown, resulting in the allowance for future buildings to be larger or denser than what can be built today.

Base development is what can be built without participation in incentive zoning programs, including any bonus program, use of transferred development capacity, or other special provision.

Extra floor area is the density allowance above the base, together with additional height allowance if applicable, gained through use of incentive zoning, including any use of bonus programs and transferred floor area.

Chargeable floor area is generally all nonresidential floor area above grade, not including exemptions. Chargeable floor areas “counts” against the FAR limit for the lot as established by the Land Use Code.

FAR, or floor area ratio, is used to measure nonresidential development capacity in downtown zones. See the glossary on page 106 for a description of FAR. Base FAR refers to the amount of floor area allowed without participation in the incentive zoning program. Maximum FAR is the greatest possible amount of floor area allowed subject to conditions of zoning.

Height. In addition to limiting the height of buildings, height is also a useful measure of residential development capacity. Base height refers to height allowed for residential uses, without participation in the incentive zoning programs, subject to conditions of zoning. Maximum height is the highest possible height allowed through participation in incentive zoning, again subject to any conditions of zoning.

TDR or “Transferable Development Rights.” TDR refers to a transfer of *nonresidential* (or commercial) development capacity between lots, directly or indirectly.

TDP or “Transferable Development Potential.” TDP refers to a transfer of *residential* development capacity between lots.

TDR and TDP programs are different from bonus programs. However they are an option to gain extra floor area under the proposed incentive zoning programs.

Summary of Incentive Zoning Programs for South Downtown

including the option of using TDR and TDP programs

Options for Residential Extra Floor Area in South Downtown Zonessee page 82

60% of Extra Floor area:

- Affordable Housing and Childcare

40% of Extra Floor Area

- Open space amenities from within South Downtown
- TDP from within South Downtown

Options for Nonresidential Extra Floor Area in South Downtown Zonessee page 84

At least 75% of Extra Floor area:

- Affordable Housing and Childcare

Up to 25% of Extra Floor Area

- Public open space amenities
- TDR from within South Downtown

Options for Nonresidential Extra Floor Area in IC Zonessee page 85

At least 75% of Extra Floor area:

- Affordable Housing and Childcare

25% of Extra Floor Area

- TDR from within South Downtown

APPLICATION OF RESIDENTIAL INCENTIVE ZONING PROGRAM IN SOUTH DOWNTOWN

Amendments are proposed relating to base and “extra” residential floor area for South Downtown as follows:

- 1. Height limits are proposed to establish “base” and “maximum” allowable heights for residential uses. A development could include residential floor area above base height by participating in the incentive zoning program.
- 2. TDP and bonus programs are tailored to South Downtown, providing detailed content for the provision of public amenities and the provision of TDP. (Sections 23.58A.016 – 23.58A.022)
- 3. Conditions for gaining extra residential floor area include the provision of affordable housing. Other options for gaining extra floor area include the provision of specified public amenities or purchase of TDP. (New subsection 23.49.008.E)
- 4. Several zones currently allow additional height above a base height for residential uses in South Downtown. These are identified in the table on the following page in shaded cells.

RESIDENTIAL BONUS PROGRAM

In December 2008, the City Council passed legislation adopting Chapter 23.58A of the Seattle Land Use Code, establishing an affordable workforce housing incentive for residential floor area for zones outside of Downtown. The Livable South Downtown Planning Study recommends using these provisions within South Downtown.

Chapter 23.58A workforce housing incentives allow residential floor area above base development capacity as follows:

- A minimum of 17.5% of net bonus floor area must be provided as affordable housing meeting specified conditions (an efficiency factor of 80% is applied to gross bonus floor area to account for areas such as elevator lobbies and mechanical rooms). As an alternative, the developer may provide the housing off-site, subject to approval by the Office of Housing Director, or make a payment in lieu of providing the housing in the amount of \$18.94 per square foot of net bonus residential floor area.
- Affordable housing must be maintained as affordable for a minimum of 50 years; and
- Income, rent, and sales price restrictions will apply as follows:
 - Rental:** income of residents not to exceed 80% of median income; monthly rents, including tenant paid basic utilities, are not to exceed 30% of maximum eligible household monthly income;
 - Homeownership:** income of residents not to exceed 100% median income; the Housing Director must determine that the proposed housing sale price is affordable for income-eligible households.

As proposed, extra residential floor area in South Downtown could be gained through the following provisions:

Sixty percent of extra residential floor area would be gained through the residential bonus program according to the provisions of 23.58A.014.

Forty percent of extra residential floor area in South Downtown would be obtained through the provision of public amenities. Purchase of South Downtown Historic TDP would also be an option to gain extra floor area. A final option, within IDM and IDR zones, is the use of a historic bonus only when a historic-contributing structure is located on the same lot as a development project using the residential incentive zoning program.

Public Amenities. Several options for providing public amenities are proposed and including the following:

- Neighborhood open space within South Downtown or payment-in-lieu;
- Green street setback on designated green streets (see page 74);
- Mid-block corridor (see page 63);
- Residential hillside terrace in the Japantown area (IDR zone) area of Chinatown/ International District (see page 44).

Transfer of Development Potential. Transfer of development potential, or “TDP”, refers to residential floor area capacity that may be moved between lots. The following TDP programs are proposed for projects that seek extra residential floor area in South Downtown.

- South Downtown Historic TDP.
- Open space TDP from lots within South Downtown.

The following table summarizes the proposed base and maximum heights for residential floor area in zones in South Downtown.

Base and Maximum Heights by Zone		
Shaded areas indicate current zoning provisions and are not proposed to change.		
South Downtown Zone Designation*	Base Height (in feet) for residential use	Maximum height (in feet) for residential use through participation in the incentive zoning program
PSM 100	100 feet for all uses	
PSM 85-120	85 feet for nonresidential uses. 120 feet if 75% or more of floor area is residential. Existing Code does not include incentive zoning provisions.	
PSM 100/100-120	100	120
PSM 100/100-130	100	130
PSM 100/120-150	120	150
IC 65-160	No residential uses are allowed.	
IC 85-160		
IDM 75-85	75 feet for nonresidential uses. 85 feet if at least 50% of floor area is residential. Existing Code does not include incentive zoning provisions.	
IDM 75/85-150	85	150
IDM 150/85-150	85	150
IDR 150	No incentive zoning provisions proposed.	
IDR 45/ 150-240	150	240
IDR/C 125-240	125	240
DMR/C 65/65-85 (150)**	65	85 150**
DMC 85/65-85 (150)**	65	150
NC2	Currently, incentive zoning provisions do not apply to NC zones.	

* Where a zone designation includes a “/” the numbers following the “/” indicate height limits for residential use.
**150 foot height is possible only for buildings in eligible developments that include or provide a mid-block open space corridor.

NONRESIDENTIAL INCENTIVE ZONING IN SOUTH DOWNTOWN

The following discussion addresses extra nonresidential floor area for areas of South Downtown within the Downtown Urban Center. Nonresidential development within industrial zones (IC zones) in South Downtown are discussed on page 85.

Nonresidential (commercial) density is primarily regulated through Floor Area Ratio (FAR) limits. In certain South Downtown zones, such as Pioneer Square zones, no commercial FAR limit is established and no commercial bonus program is proposed.

Where FAR limits do exist, in order to gain extra floor area for nonresidential uses above the base FAR, projects in eligible zones may elect to use bonuses and/or TDR. The Land Use Code is proposed to be amended as follows:

1. Section 23.49.011 specifies alternatives and conditions for gaining nonresidential extra floor area. The section also establishes base and maximum FAR limits for chargeable floor area for downtown zones that include commercial incentive provisions. “Chargeable” floor area is generally all nonresidential gross floor area above grade, with several exemptions, including a deduction to allow for mechanical equipment. Currently, there are no provisions for bonus commercial floor area within South Downtown.

2. A new Section 23.58A.024 is proposed that contains provisions for gaining bonus floor area through voluntary agreements for housing and child care. Child care provided through this program would be required to be located within the same neighborhood unless such a location is determined to be infeasible.

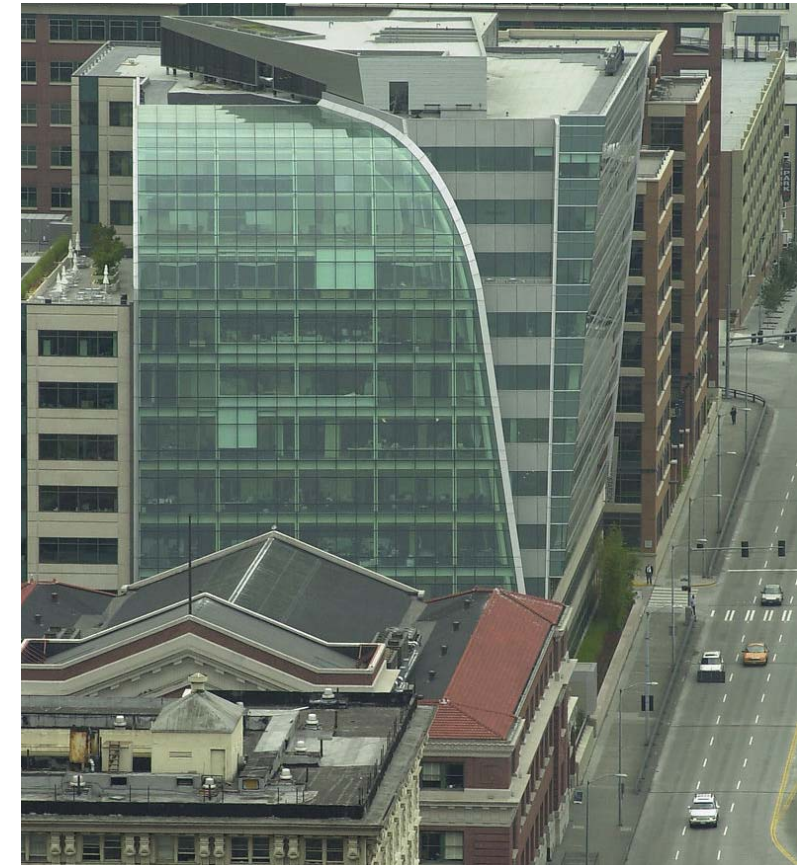
Performance option. A developer/ applicant could opt to provide housing serving eligible households in an amount equal to a percentage of gross extra nonresidential floor area.

Payment-in-lieu option. An applicant may opt to provide \$18.75 per square foot of bonus floor area in affordable housing and \$3.25 per square foot for child care as part of the payment-in-lieu option. The dollars are held by the City of Seattle to fund affordable housing and childcare elsewhere in the city.

3. Section 23.49.013 identifies the programs for extra floor area for downtown amenities. In South Downtown, extra nonresidential floor area may be gained through the Downtown system of public open space amenities, including parcel parks, green street setbacks and other green street improvements.

4. Section 23.49.014 includes provisions for TDR. As proposed, the following types of TDR could be used in South Downtown to allow for the transfer of unused commercial floor area from eligible sending lots:

- Open space TDR from lots within South Downtown;
- Housing TDR; and
- South Downtown Historic TDR (new proposed category).



Proposed Base and Maximum Chargeable FAR Limits
Existing FAR limits are shaded. New recommended FAR limits are not shaded.

South Downtown Zones	Base Chargeable FAR	Maximum Chargeable FAR
PSM 100, PSM 85-120, PSM 100/100-120, PSM 100/100-130, PSM 100/120-150*	No provisions for bonus nonresidential floor area provided. No nonresidential FAR limits established.	
IDM 75-85, IDM 75/85-150, IDR/C 125 - 240	3 FAR commercial 6 FAR hotel	3 FAR commercial 6 FAR hotel
IDM 150/85-150	3 FAR	6 FAR
IDR 150 IDR 45/ 150-240	1 FAR	2 FAR if building is at least 50% residential
DMR/C 65/65-85 (150)	2 FAR	4.25 FAR
DMC 85/65-85 (150)	3 FAR	5 FAR
NC2 65	4.25 FAR	4.75 FAR for mixed use buildings
IC 65-160	3 FAR	5 FAR
IC 85-160	1 FAR or 2.5 FAR (see page 43)	3.5 FAR

* Provisions for a bonus program for the North Lot addressed in separate legislation.

NONRESIDENTIAL INCENTIVE ZONING IN THE INDUSTRIAL-COMMERCIAL ZONED AREAS IN SOUTH DOWNTOWN

Two areas outside of the Downtown Urban Center located within the South Downtown planning area are proposed to be rezoned to Industrial-Commercial (IC). The First Avenue South Area (page 18) is proposed to be zoned IC 65-160. Zoning for the area south of S. Charles Street (page 46) is proposed to be zoned IC 85-160.

1. Section 23.58A.022 specifies that, for buildings where the maximum zoned height is greater than 85 feet, 75% of the extra floor area will be gained through the residential bonus related to housing and childcare. Twenty five percent of the extra floor area would be gained through TDR.
2. Section 23.58A.024 contains provisions for bonus affordable housing and childcare. In general, non-residential project applicants may provide the affordable housing and childcare (“performance option”) or provide a payment-in-lieu. In IC-zoned areas, residential uses are generally not allowed. However, the affordable housing could be provided at another location within the same neighborhood or general area. Childcare could be provided at another location within the neighborhood or within .25 miles of a light rail or bus rapid transit station serving the neighborhood.

3. TDR that may be used to satisfy requirements relating to 25% of the extra nonresidential floor area include: South Downtown Historic TDR, open space TDR from within South Downtown, and Housing TDR.
4. LEED Silver and a Green Factor of .3 is required of all projects that use extra floor area.



TRANSFER OF DEVELOPMENT CAPACITY:
TDR AND TDP

Transferable development capacity describes a type of incentive program that helps carry-out historic or affordable housing preservation goals and encourages development on non-sensitive sites.

“Transferable development rights” (“TDR”) generally refers to nonresidential or commercial floor area that may be transferred.

“Transferable development potential (“TDP”) refers to residential floor area capacity that may be transferred.

commercial or residential development rights

eligible sending site

eligible receiving site

TDR or TDP are used to develop above base development rights.

What are TDR and TDP?

TDR or TDP involves a transfer of development capacity between lots, directly or indirectly. The lot may be owned by the same person, or the owners of the sending and receiving lots may be different. Development capacity may be sold or exchanged in private market transactions between a buyer and a seller. Alternatively, TDR/TDP may be bought and sold by an intermediary such as the City of Seattle, and held in its “TDR bank.”

A property owner may sell—or transfer—all or part of a property’s “base” development capacity to a buyer who is seeking to develop extra floor area above base development capacity.

The property owner who sells or transfers TDR or TDP relinquishes the right to use the development capacity transferred in the future.

The TDR or TDP are then available for use on the site that is receiving TDR or TDP.

TDR and TDP provide an incentive for land owners to preserve open space, affordable housing, and historic buildings. They may allow the owner to realize the unused development potential of a lot, or its financial value, notwithstanding restrictions on redevelopment under historic preservation rules or covenants.

Housing and Open Space TDR

Housing and open space TDR are recommended to be available for projects seeking chargeable floor area above the base FAR in eligible South Downtown zones. TDR may also be sent to eligible downtown zones outside of South Downtown.

- **Housing TDR** is intended to encourage owners of sending lots to preserve affordable housing in existing structures. In order to qualify as a Housing TDR site each structure on the lot must have a minimum of 50 percent of total gross above-grade floor area committed to low-income housing and at least one FAR committed to very low-income housing use for a minimum of 50 years. The proposal for calculating the amount of housing TDR that may be transferred from sending sites is discussed on page 89 of this report.
- **Open Space TDR** is intended to be used to preserve open space. Up to 3 FAR, or the unused base FAR, whichever is less, could be transferred from open space TDR sites in South Downtown to any eligible receiving lot inside or outside South Downtown.

South Downtown Historic TDR

South Downtown Historic TDR is proposed in order to provide incentives for renovation and preservation of historic buildings.

Historic properties and new buildings benefit from locations close to downtown in the district and from both the regulation of surrounding properties and the promotion of greater density through desirable infill development. However, redevelopment pressure can result in a threat to existing historic structures or even “demolition by neglect” wherein a property owner allows the condition of the property to decline to such a state that it becomes a detriment to the district and restoration becomes infeasible.

Historic structures are often expensive to upgrade, requiring retrofits and modifications to meet modern safety and health standards. Many historic buildings in South Downtown, particularly in Chinatown/I.D., are in need of significant renovation. In South Downtown, renovation—not simply avoiding demolition—is an important goal for historic properties.

Allowing transfer of development rights from properties that are restored will provide resources to help owners preserve and restore other historic structures. Limiting the amount of floor area that may be transferred helps balance the available supply of TDR on the market, to enhance their value.

Consistent with the goals for each neighborhood, the South Downtown Historic TDR program will accomplish three long-term goals:

1. Restoration and maintenance of a structure that contributes to the historic or architectural character of the area;
2. Provide resources toward the rehabilitation of contributing buildings; and
3. Provide flexibility by allowing the transfer of either commercial (TDR) or residential (TDP) floor area.

The proposed South Downtown Historic TDR program would allow the transfer of up to 3 FAR from lots located within the Pioneer Square Preservation District or the International Special Review District. The amount of transferable FAR is not a factor of the allowable height on the lot. Eligible TDR sending sites must include one or more above-grade structures greater than 5,000 square feet in size identified as “contributing” to the historic or architectural character of the district as determined by the Pioneer Square Preservation Board or the International Special Review District Board.

How is Available TDR Calculated?

Nonresidential floor area in downtown is regulated through floor area ratios (FAR). The amount of TDR that may be transferred from an eligible sending site is generally calculated as the product of the base FAR limit multiplied by the lot area, minus the total chargeable floor area on the lot.

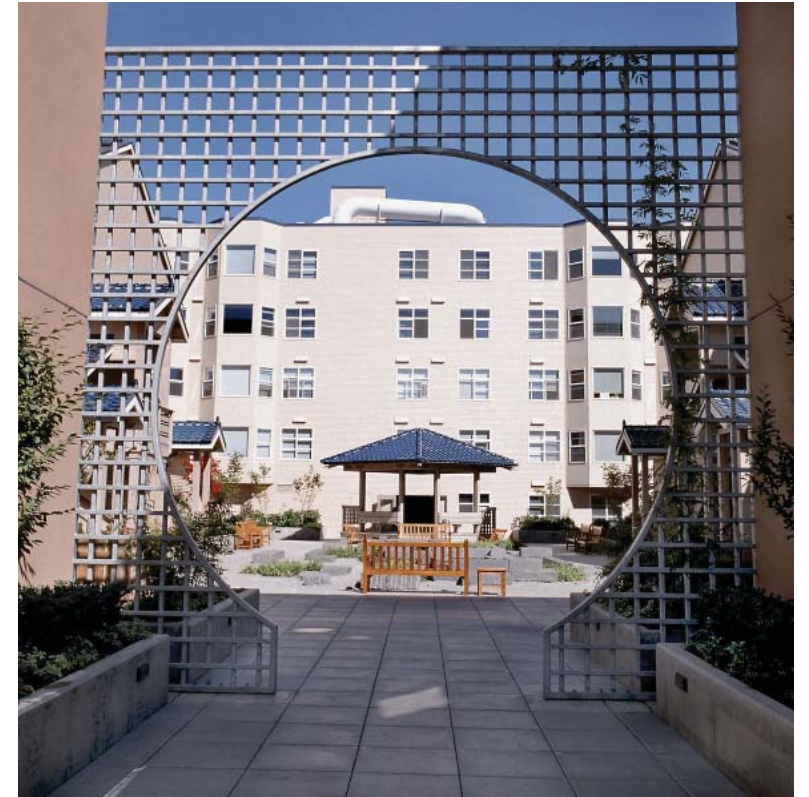
Currently, in PSM zones, which have no limit on chargeable floor area, residential floor area on the lot is deducted from a specified multiple of the lot area (6) in computing the floor area available to transfer. This differs from other Downtown zones where the multiplier is established by the base FAR limit.

TDR/TDP Market Considerations

An important consideration in establishing the South Downtown Historic TDR program is the effect on the overall market for development rights. The program must provide a reasonable balance between potential supply of TDR and demand for future TDR from new construction projects. Development projects throughout Downtown, including South Downtown, are proposed to be eligible to use South Downtown Historic TDR to achieve up to 40 percent of extra residential floor area or 25% of no extra nonresidential floor area.

Up to 3.7 million square feet of potential South Downtown historic TDR/TDP would be newly created and be eligible for transfer within downtown. However, the fact that many properties qualify to send TDR does not guarantee that a transaction will take place. Some property owners may choose not to participate for a variety of reasons.

The price of development rights is established through market transactions. The sale of TDR requires a certification process and coordination with City departments, and includes a commitment to maintain a property in certain uses and rehabilitate contributing structures. Further, while TDR is a useful tool, property owners usually combine proceeds of TDR with other funding sources to complete rehabilitation projects, making the sale of TDR only one aspect of a project's financing.



The proposal would allow the following maximum amounts of TDR to be transferred:

South Downtown Non-Residential Floor Area that May Be Transferred as TDR, as a Multiple of Sending Lot Size				
Sending Lot Zones	Total Available Commercial FAR	Housing TDR (FAR)	Open Space TDR (FAR)	South Downtown Historic TDR (FAR)
PSM and IDM zones	6	3	3	3
IDR 150	2	2	2	2
IDR 45/ 150-240	1	1	1	1
IDR/C 125-240	6	3	3	3
DMR/C 85/65-85(150)	2	2	2	2
DMC 85/65-85(150)	3	3	3	3

In each case, the total amount of all types of TDR transferred from a lot could not exceed the product of “Total Available Commercial FAR” (see table above) multiplied by the lot size, minus the chargeable floor area on the lot. In addition, the proposal would allow a property to combine the sale of different types of TDR and TDP in any allowable combination, to a total maximum of 6 FAR. However, lots that have already transferred South Downtown Historic TDP may not also transfer South Downtown Historic TDR.



Recommendation for calculating available Housing TDR on sending sites:

Housing TDR is a Downtown program that currently applies in South Downtown. Outside of South Downtown, the amount of floor area that may be transferred from eligible Housing TDR sites is calculated as the allowable commercial FAR minus any commercial floor area. In South Downtown, however, Housing TDR is calculated by deducting the square footage of both commercial and residential floor area of buildings from the allowable FAR of 6. This difference was intended to limit the overall supply of available Housing TDR from South Downtown into the Downtown system of TDR. The result of this calculation means that buildings with more affordable housing, relative to the size of the lot, may transfer comparably less floor area than buildings that contain less residential floor area. The proposal is to not deduct residential floor area from qualifying Housing TDR sending sites in South Downtown, and to allow up to 3 FAR of transferable floor area from South Downtown Housing TDR sending sites.



PROPOSED TDP PROGRAMS IN SOUTH DOWNTOWN

“Transferable development potential” (TDP) represents residential floor area. In South Downtown, the following types of TDP are proposed:

- **South Downtown Historic TDP.** The proposed South Downtown Historic TDP would apply to residential development capacity that may be transferred from properties that have been determined to contribute to the historic or architectural character of either the Pioneer Square Preservation District or the International Special Review District under proposed Land Use Code Section 23.66.032. Other aspects of the program are similar to the South Downtown TDR program discussed previously. Three FAR or the available allowable residential floor area, whichever is less, would be allowed to be transferred.
- **Open Space TDP.** A lot may send up to 3 FAR, or the available unused residential floor area, whichever is less, as open space TDP. Standards identified in Section 23.58A.018.F specify that the open space must be at least 5,000 square feet in size, be publicly accessible to persons with disabilities, be open to the general public without charge for a specified portion of the day, and be maintained by an agency or private owner of the space.

SUMMARY OF TDR AND TDP SENDING AND RECEIVING SITES

The following table summarizes allowable TDR and TDP that could be transferred to and received from lots within the South Downtown planning area including South Downtown zones within the Downtown Urban Center and IC zones. Open space TDR and housing TDR from South Downtown could be transferred to other downtown lots that are presently eligible receiving sites. It is proposed to allow the transfer of South Downtown Historic TDR to receiving areas in other parts of downtown that are eligible to use TDR, generally on the same basis as Landmark TDR, but not counting toward the existing 5% set-aside for Landmark TDR.

Sending and Receiving Sites in South Downtown Planning Area TDR and TDP*
“S” = potential sending site, “R” = potential receiving site

Zones within the South Downtown Planning Area, including IC Zones	Housing TDR	Open Space TDR	South Downtown Historic TDR	South Downtown Historic TDP	Open Space TDP
	nonresidential (commercial) floor area			residential floor area	
PSM 100 and PSM 85-120	S	S	S	S	S
PSM 100/100-120, PSM 100/100-130, PSM 100/120-150	S	S	S	S,R	S,R
PSM 100/120-150	S	S,R	S	S,R	S,R
IC	R	R	R	--	--
IDM 75-85	S	S	S	S	S
IDM 75/85-150	S	S	S	S,R	S,R
IDM 150/85-150	S, R	S,R	S, R	S,R	S,R
IDR 150	S	S	S	S	S
IDR 45/ 150-240 IDR/C 125-240	S	S	S	S,R	S,R
DMR /C 65/65-58(150)	S,R	S,R	S, R	S,R	S,R
DMC 85/65-58(150)	S,R	S,R	S, R	R	R
NC2 65	No incentive zoning or bonus programs proposed.				

Summary Comparison of Existing and Proposed TDR Sending Site Locations & Calculations in South Downtown

	Existing:	Proposed: Certain categories of TDR/TDP may be combined up to 6 total FAR from each sending lot. A lot may sell either South Downtown Historic TDR <i>or</i> TDP.
Housing TDR		
PSM , IDM, IDR/C (6 FAR base)	Up to 6 FAR allowed; however existing residential floor area is subtracted from available TDR	Up to 3 FAR allowed
IDR (1 FAR base)	Up to 1 FAR allowed minus existing residential floor area	Up to 1 FAR allowed
DMR, DMC (base of 1, 2 or 3 FAR)	No TDR allowed under current zoning in the proposed DMR area of South Downtown	Up to 1 in DMR; Up to 2 in DMR/C; Up to 3 in DMC
IC	Housing not allowed in IC-zoned areas; no housing TDR.	
Open Space TDR		
PSM , IDM (6 FAR base)	No program currently	Allowed up to 3 FAR or base FAR, whichever is less
IDR (1 FAR base)	Up to 1 FAR allowed	Up to 1 FAR allowed
DMR, DMC (base of 1, 2 or 3 FAR)	No TDR allowed under current zoning in the proposed DMR area	Up to 1 FAR in DMR; Up to 3 FAR in DMC
IC	No TDR allowed to transfer	
South Downtown Historic TDR		
PSM , IDM	No program currently	Up to 3 FAR allowed or base FAR, whichever is less
DMR, DMC	No program currently	Up to 1 FAR in DMR; Up to 3 FAR in DMC
IC	No program currently	No TDR allowed to transfer
South Downtown Historic TDP		
PSM , IDM, IDR	No program currently	Up to 3 FAR allowed
DMR, DMC	No program currently	Up to 3 FAR allowed
IC	No program currently	No residential floor area; no TDP allowed to transfer
Open Space TDP		
PSM , IDM, IDR	No program currently	Up to 3 FAR allowed
DMR, DMC	No program currently	Up to 3 FAR allowed
IC	No program currently	No residential floor area; no TDP allowed to transfer as the public amenities open space option is available for residential floor area.